003.0	0004	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	908,900 / 908,900
					USE VALUE:	908,900 / 908,900
					ASSESSED:	908,900 / 908,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56	-58	MILTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAPPAS ARTHUR & VIRGINIA
Owner 2:	
Owner 3:	
Street 1:	42 EAST HILL DRIVE
Street 2:	
Twn/City:	CRANSTON
St/Prov:	RI Cntry: Own Occ: Y
Postal:	02920 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2796 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	449,700	4,400	454,800	908,900
Total Card	0.114	449,700	4,400	454,800	908,900
Total Parcel	0.114	449,700	4,400	454,800	908,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 325.13 | /Parcel: 325.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	3150
GIS Ref	
GIS Ref	
Insp Date	09/08/17

!314!

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0004-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	449,800	4400	4,950.	454,800	909,000	909,000	Year End Roll	12/18/2019
2019	104	FV	347,100	4400	4,950.	483,200	834,700	834,700	Year End Roll	1/3/2019
2018	104	FV	347,100	4400	4,950.	352,500	704,000	704,000	Year End Roll	12/20/2017
2017	104	FV	324,900	4400	4,950.	307,000	636,300	636,300	Year End Roll	1/3/2017
2016	104	FV	324,900	4400	4,950.	261,500	590,800	590,800	Year End	1/4/2016
2015	104	FV	288,400	4400	4,950.	255,800	548,600	548,600	Year End Roll	12/11/2014
2014	104	FV	288,400	4400	4,950.	210,300	503,100	503,100	Year End Roll	12/16/2013
2013	104	FV	300,500	4400	4,950.	200,100	505,000	505,000		12/13/2012

PRINT

Date	Time
12/10/20	16:07:57

LAST REV

Date	Time
03/14/18	15:07:24
danam	
314	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SARANTAKOS GEOR	24861-105		9/16/1994		220,000	No	No		Y

USER DEFINED

Prior Id # 1:	3150
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/8/2018	143	Re-Roof	8,000	C				
9/20/2006	795	Manual	5,000					rebuild rear porch
8/12/1996	376	Manual	2,400					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2017	MEAS&NOTICE	HS	Hanne S
2/20/2009	Meas/Inspect	372	PATRIOT
12/4/1999	Inspected	264	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	267	PATRIOT
8/28/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06866026
Const Adj.:	0.98990101
Adj $ / SQ:	179.838
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	651758
Depreciation:	202045
Depreciated Total:	449713

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

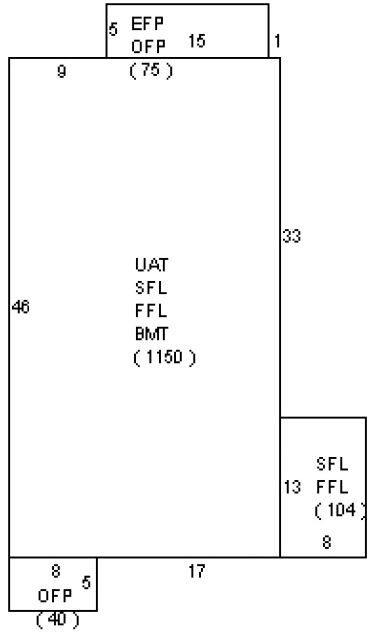
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	179.84
Special Features:	0	Val/Su Net:	108.73
Final Total:	449700	Val/Su SzAd	179.31

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,254	179.840	225,516
SFL	Second Floor	1,254	179.840	225,516
BMT	Basement	1,150	53.950	62,044
UAT	Upper Attic	288	100.710	28,954
OFP	Open Porch	115	30.540	3,512
EFP	Enclos Porch	75	62.880	4,716

Net Sketched Area:	4,136	Total:	550,258

Size Ad	2508	Gross Are	4998	FinArea	2796

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.0-0004-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1925	22.72	T	40	104			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400